

SUBJECT NO. :677BeNo.1337/94-G1

SUB: PLANNING - VUDA - Construction of Institute for solid Waste Research and Ecological Centre at S.No.102/2D of Thungalam(v) - Change of land use from Residential to Institutional use - Reg.

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AGENDA NOTE:

Sri N.Kalidas, Director, Institute for Solid Waste Research and Ecological Centre has requested for change of land use for plot Nos.33,34,35,36,43 & 44 (Total area 2100 Sq.yards) in S.No.102/2D Thungalam(v) from Residential to Institutional use for establishment of Institute for Solid Waste Research & Ecological balance. The above six plots fall in Venkateswara colony layout at Thungalam village.

The layout of Venkateswara colony in S.No.102/2D of Thungalam(v) has been regularised by VUDA. As per sanctioned Master Plan, this area comes under residential use zone, where any Institution occupying a floor area of 300 Sq.mts. is only permissible. But in this case, the Director has already constructed the Building upto ground floor slab level and total plinth area of the building is 521.61 Sq.mts. (ie., Ground floor + 1st floor + 2nd floor).

As per Zoning regulations, institutional building ie., Research Institute having plinth area of 521.61 Sq.mts. is not permissible in the residential zone, hence it requires change of land use from Residential to Institutional.

The party has laid the ground floor slab and completed the ground floor with the following violations.

| Details | Allowable | Proposed | Remarks (Violations) |
|------------------------------------|-------------|---------------|-------------------------|
| (1) | (2) | (3) | (4) |
| 1. Land use as per the Master Plan | Residential | Institutional | |
| 2. Extent of plot | 150 Sq.mts. | 668.88 Sq.mts | |
| 3. Coverage | 50% | 26% | |

Approved and recommended to
the Government for change of land
use and exemptions.

P. S. ————— ↪